



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3016420

Applicant Name: Tiffany McClurg (Pacific Telecom) for PSE

Address of Proposal: 6000 16th Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Application to modify an existing telecommunications facility by relocating one existing antenna to the top of an existing 80 ft. tower in an environmentally critical area for Puget Sound Energy (PSE).

The following approvals are required:

Airport Height Special Exception –to allow an antenna to project upward an additional 17 feet into the Airport Height Overlay District (SMC 23.64.010).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,
or another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The site, located near the southwest corner of the South Seattle Community College (SSCC) campus, contains an existing 80 foot transmission tower. The subject property in the area of the tower, is zoned Lowrise One (LR1) with a Major Institution Overlay with a 50 foot height limit (MIO 50'). Development in the area consists of a variety of one and two story academic buildings and a residential neighborhood directly to the west of 15th Avenue Southwest.

Recent Project History

In 2013, Master Use Permit 3014489 was approved to allow installation of the subject antenna on the existing tower. The application, originally requested to approve the antenna as now proposed, was revised to mount the antenna at a lower height in order to avoid additional time that may have been incurred to obtain a positive recommendation from the Federal Aviation Administration (FAA) as part of the Airport Height Special Exception process. This allowed for more rapid installation of the antenna which was necessary to improve immediate communications between PSE facilities and their equipment and staff operating in the field. This

was a short term decision by PSE even though it resulted in less than optimal signal quality and resulted in larger gaps in coverage area. The subject application is to allow relocation of the antenna to the previously requested position on the existing tower now that the FAA has commented on the proposal.

Public Comments

No comments were received.

AIRPORT HEIGHT SPECIAL EXCEPTION

Per SMC 23.64.010, the Director may permit a structure to exceed the limits of the Airport Height Overlay District as a special exception pursuant to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Such an exception shall only be permitted if the Director finds that all of the following conditions exist:

- A. The Federal Aviation Administration advises the Director that the exception to the height limits does not create a hazard to aviation; (and)*

FAA Aeronautical Study No. 2013-ANM-887-OE issued 9/11/2013 noted the existing tower is identified as an obstruction under Title 14 of the Code of Federal Regulations, part 77 for Boeing Field/King County Airport (BFI). "The approach surface area designated under 77.19 to protect aircraft during the final approach phase of flight. The antenna tower exceeds the BFI conical surface area by 236 feet, where the terrain exceeds the BFI conical surface by 126 feet." The study determined that the proposal does exceed obstruction standard but that it would not be a hazard to air navigation.

- B. The additional height is necessary for the successful physical function of the structure; (and)*

The Sr. Radio Engineer on the project has provided a letter stating that the proposal is the least intrusive and still will provide the necessary radio coverage by adding the antenna at the 80 foot level on the existing tower.

- C. The exception will not result in re-routing of aircraft; (and)*

The FAA determined that the proposal would not be a hazard to air navigation. No re-routing of aircraft is anticipated.

- D. The structure is designed to minimize adverse impacts of lighting on surrounding uses while complying with the lighting requirements of the Federal Aviation Administration.*

No additional lighting is proposed on the tower as part of this proposal nor is lighting required by the FAA.

All of the criteria under SMC 23.64.010 have been satisfied. Therefore, this Airport Height Special Exception is **GRANTED** without additional conditions.

Signature: (signature on file)

Date: January 16, 2014

Jerry Suder, Land Use Planner

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